

June 30, 2011



## Planning Department Newsletter



### COUNCIL ENDORSES URBAN GROWTH AREA PLAN

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In March, we informed newsletter readers that the Planning Commission had conducted a public hearing on the city's proposal to expand its urban growth area (UGA). Since then, the City Council has held two public hearings on this matter, concluding the second hearing with an endorsement of a specific UGA plan.

Most of the input related to increasing the size of the UGA to accommodate the city's growth needs over the next 50 years.

Cities establish urban growth areas to designate land for future urban development. When a city includes property in a UGA that is outside the city limits, that municipality is basically extending an invitation to the owners of that property to annex their land.

In this instance, Pullman is devising a UGA that would provide sufficient land for urban growth to the year 2060. As such, our proposed UGA expansion is larger (in terms of percentage) than most other cities in

Washington state that update their plans based on a 20-year time horizon.

At the Planning Commission hearing in March, the majority of public comment promoted limitations on the size of the UGA to protect resources, ensure effective public service delivery, and preserve the rural lifestyles of nearby county residents. In the end, the Commission recommended approval of a proposal that would add 6,750 acres to the city's existing 7,850-acre UGA.

During the May 3 City Council hearing, most of the input from citizens and Council members related to increasing the size of the UGA to make sure the city is prepared to accommodate its growth needs over the next 50



The Council directed that the proposed UGA be extended along the Pullman-Moscow corridor to Sunshine Road.

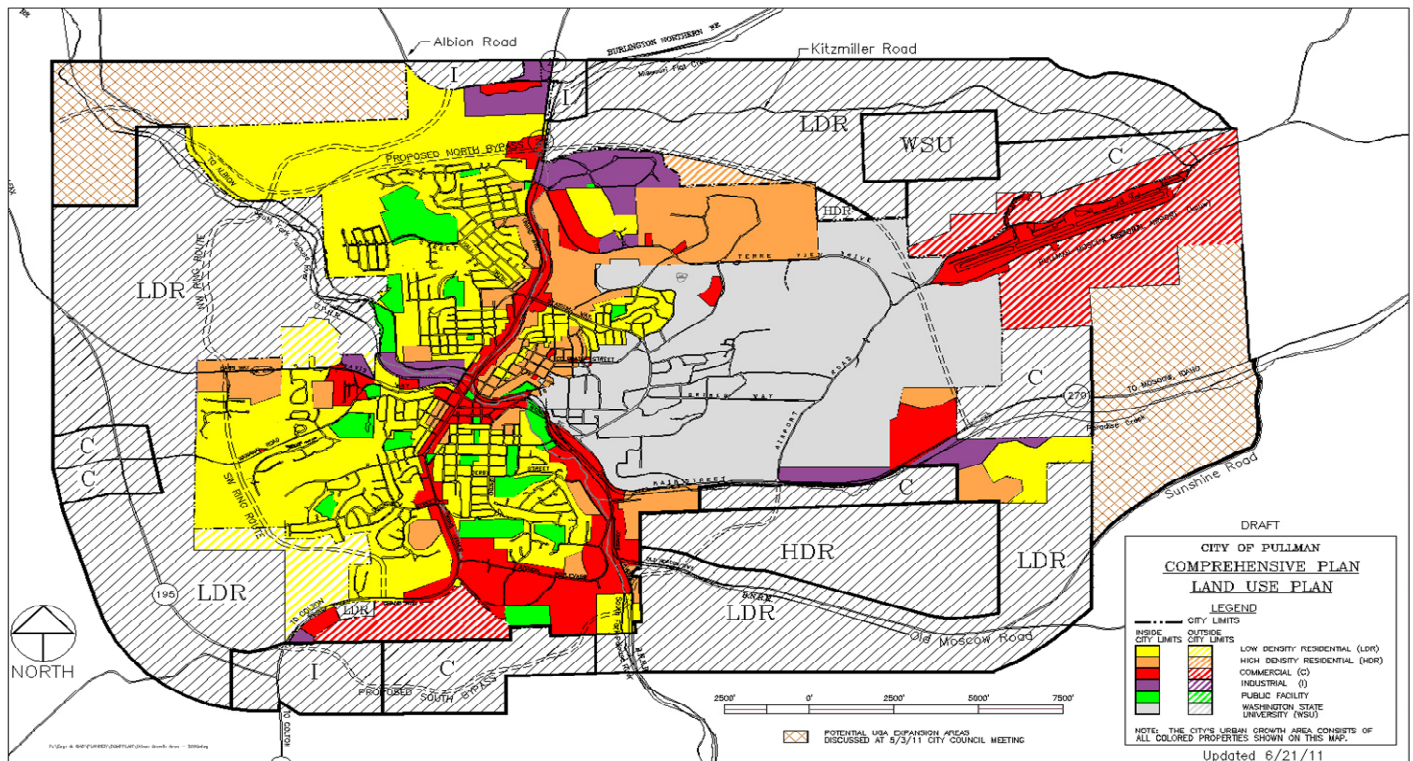
years. The Council asked that extra land be considered for inclusion in the UGA in the Brayton Road/Albion Road area and also along the Pullman-Moscow Highway out to Sunshine Road.

Planning staff is hopeful that a revised UGA can be adopted within the next 4 months.

At the June 28 hearing, planning staff presented the updated proposal for UGA expansion to the Council (see accompanying map below). This revised plan would add 8,185 acres of property to the existing UGA. Public comment was offered expressing concern about potable water availability in the future, and staff addressed the remark by explaining the

city's plans to conserve water and pursue additional sources. During this session, Council members expressed support for the revised UGA plan as presented.

In order to complete this UGA reevaluation process, staff must conduct several more tasks, including formal consultation with airport stakeholders (required by state law for local adoption of revised land use designations near airports), preparation of UGA boundary descriptions, and final amendments to the text of the Comprehensive Plan to reflect the size and configuration of the UGA. Once staff finishes these activities, it will transmit the official documents to the City Council for its review and action at a public meeting. Planning staff is hopeful that a revised UGA can be adopted within the next four months.



**City offices will be closed on Monday, July 4th, in honor of Independence Day.**

## BOARD APPROVES PERMIT FOR PROPOSED PUBLIC PARK

During a public hearing on June 20, the Board of Adjustment cleared the way for establishment of a new park in Pullman. At that meeting, the Board issued a conditional use permit for the facility, to be located west of Golden Hills Drive directly south of the Golden Hills West Manufactured Home Park on Sunnyside Hill.

The proposed park could include a playground, a restroom/shelter structure, a small athletic field for activities such as soccer or volleyball, a lawn bowling area, and open space.

The applicant in this case was the Emerald Pointe Community Organization (EPCO), consisting of the group of homeowners along Nicole Court. The organization decided that it could part with a 2.9-acre piece of its common open space land, and convey it to the city for use as a public park. Before offering the property to the city, the organization determined it would be appropriate to apply for the conditional use permit.

Parks are designated in the zoning code as conditional uses in all residential zoning districts. Conditional uses are developments that warrant special consideration before being established or altered in a particular area due to their potential impacts on surrounding properties.

The EPCO worked with the city public services department and the WSU Department of Horticulture and Landscape Architecture to prepare plans for development of the proposed park. The plan presented to the Board of Adjustment at its hearing included a playground, a restroom/shelter structure, a small athletic field for such activities as soccer or volleyball, a lawn bowling area, and open space (see accompanying

drawing below). Given the narrow width of the property and its challenging slopes, the applicant also requested that it be allowed to establish only 10 off-street parking spaces instead of the 15 spaces that would be required by the zoning code for a park of this size.



The proposed park is shown in the center of this photograph.

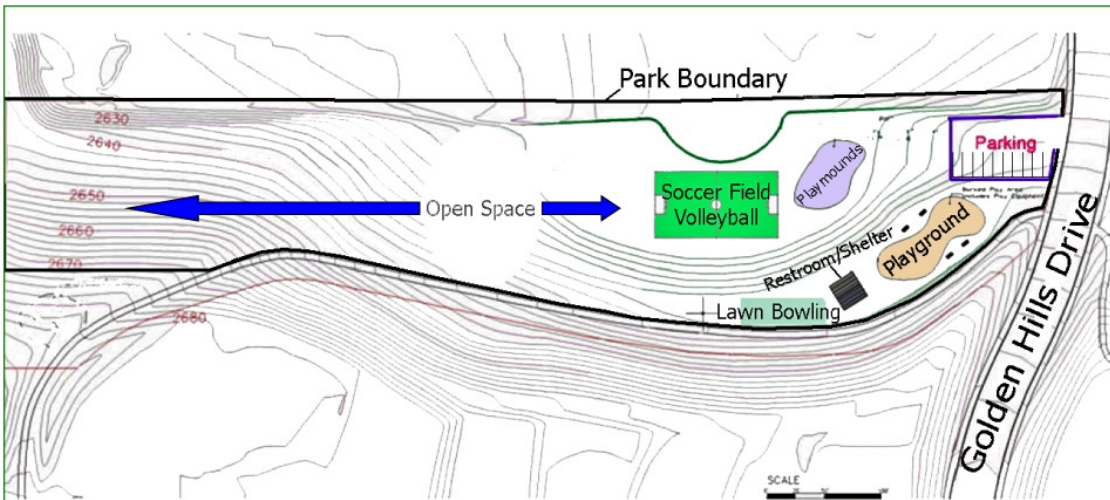
At the hearing, a representative from the EPCO spoke in favor of the application, stating that it would be beneficial to provide this space for neighborhood children to play. No one testified against the proposal, but the Board did receive two letters from area residents expressing opposition based on the potential for increased noise. Planning staff suggested a condition that the applicant install a landscape strip of trees and shrubs along the north boundary of the proposed park to help reduce noise impacts. In the end, the Board approved the conditional use permit, including the off-street parking variance, subject to the condition recommended by staff. Staff noted at the hearing that there already is some landscaping along

the north boundary of the proposed park, so the applicant would be required to plant trees and shrubs to fill in existing gaps.

If the EPCO offers the land to the city, the City Council must make a determination as to whether or not to accept the property. A representative from the EPCO said it will likely present its request to the Council later this summer.

### Emerald Pointe - Site Design

\* Open Space \*Soccer Field \*Volleyball \*Playmounts \*Playgrounds \*Lawn Bowling \*Restroom/Shelter





## Pending Land Use Proposals

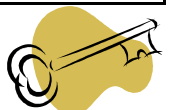
Displayed below are land use applications submitted to the planning or public works department or city-generated proposals for planning provisions that require a public meeting, public notice, or site plan review in accordance with the city code.

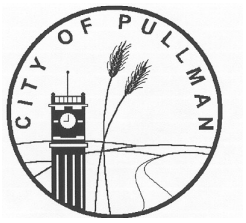
PROJECT	DESCRIPTION	LOCATION	STATUS
Certified Local Government Program	establish historic preservation program for community	Citywide	CC approved ordinance 12/7/10; HPC discussing its bylaws at public meetings
College Hill Architectural Design Standards	formulate design standards for new construction	College Hill Core	PC public forum held 7/28/10; PC meeting to set direction held 9/22/10; staff preparing draft standards
City Urban Growth Area Expansion	expand urban growth area to accommodate future growth	greater Pullman area	PC recommended approval 3/23; CC endorsed UGA 6/28; staff conducting final preparations for CC adoption
Emerald Pointe Park Conditional Use Permit (C-11-1)	establish 2.9-acre park	between NW Davis Way and NW Nicole Court, west of NW Golden Hills Drive	BOA approved application 6/20; appeal period ends 7/11
Larson Variance (V-11-1)	build garage with 2-foot setbacks on side and rear	730 NW State Street	BOA approved application 6/20; appeal period ends 7/11
Waste Water Treatment Plant Substantial Development Permit (No. 78)	construct/demolish various plant improvements	1025 NW Guy Street	Notice of Application issued 6/13; local comment period ends 7/13
Whispering Hills No. 5 PRD Approval Period Extension	extend approval period for planned residential development plan involving 41 lots on 6.3 acres	west terminus of SW Lost Trail Drive	staff approved request; appeal period ends 7/5
Concordia Church Conditional Use Permit Expansion (11-2)	expand building by 350 square feet for installation of elevator	1015 NE Orchard Drive	staff approved request; appeal period ends 7/11
Ekberg Animal Request (11-6)	keep 8 horses on property	1310 SW Old Wawawai Road	staff approved request; appeal period ends 7/11
Hampton Inn Hotel site plan (10-11)	construct 93-room hotel on 4.3-acre site	785 SE Fairmount Drive	staff requested applicant to revise site plan
Washington State Employees Credit Union Building site plan (11-1)	construct 3,400-square-foot building on 36,750-square-foot site	670 SE Bishop Boulevard	staff requested applicant to revise site plan
High School Press Boxes site plan (11-7)	install 320-square-foot press boxes at football field	510 NW Larry Street	staff requested applicant to revise site plan
King Drive Medical Office site plan (11-9)	construct 3,068-square-foot medical clinic on 1.1-acre site	1505 SE King Drive	staff reviewing site plan
Airport Rescue and Fire Fighting Building Expansion site plan (11-10)	construct 3,500-square-foot addition to existing 3,500 square-foot building	Pullman-Moscow Regional Airport	staff reviewing site plan
Concordia Church Elevator Addition site plan (11-11)	expand building by 350 square feet for installation of elevator	1015 NE Orchard Drive	staff reviewing site plan

KEY TO ZONING DISTRICTS: R1 Single Family Residential; RT Residential Transitional; R2 Low Density Multi-Family Residential; R3 Medium Density Multi-Family Residential; R4 High Density Multi-Family Residential; C1 Neighborhood Commercial; C2 Central Business District; C3 General Commercial; I1 Light Industrial; I2 Heavy Industrial; IRP Industrial Research Park; WSU Washington State University

KEY TO ABBREVIATIONS: CC: City Council; PC: Planning Commission; BOA: Board of Adjustment; DOE: State Department of Ecology; HPC: Historic Preservation Commission

NOTES: 1) If an applicant fails to act on a pending application for a period of six months, said application will be dropped from the above list. 2) Numbers in parentheses are planning staff's internal file numbers. 3) Site plan review by city staff is generally conducted for proposed construction of developments other than single family homes, duplexes, or manufactured homes; it does not apply to most construction on the WSU campus.





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